

TRANSFER  
TAX  
PAID

NANCY C. COVENEY, of Scituate, Plymouth County, Massachusetts, duly appointed and acting Personal Representative of the Estate of Ralph H. Cutting, late of Waterville, Maine, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law and every other power, (in distribution of the estate) grants to Nancy C. Coveney, of Scituate, Plymouth County, Commonwealth of Massachusetts, being the person entitled to distribution, the following described real estate:

The land in Waterville, Kennebec County, Maine, described as follows:

040723

Beginning at an iron rod in the northerly line of Gilman Street at the southwest corner of land now or formerly of one Mason; thence running northerly and at right angles with said northerly line of Gilman Street on land now or formerly of said Mason, land now or formerly of one Drury and land now or formerly of George Johnson, about two hundred fifty-three (253) feet to a granite monument in the southerly line of land now or formerly of E. R. Drummond; thence running westerly and parallel with said northerly line of Gilman Street to Messalonskee Stream; thence running southeasterly along said stream to the northerly line of said Gilman Street; thence running easterly on said Gilman Street to the place of beginning.

Excepting and reserving such rights and easements as the Waterville Sewerage District may have over the above described parcel, and such part, rights or easements as the Kennebec Water District may have over the above described parcel.

This conveyance is made, however, upon the express condition that no building other than a private dwelling house, private stable and their appurtenances (said dwelling house when fully completed, including plumbing and heating apparatus, to cost not less than twenty-five hundred dollars) shall be erected upon the above described premises, and that no part of any building, including piazza, porticoes and bay windows but not including doorsteps, shall be erected nearer to the northerly line of Gilman Street than fifteen (15) feet. Provided, however, that such conditions and restrictions shall be modified in so far as applicable by deeds to Lucille Blake, former owner, all recorded in Kennebec Registry of Deeds as follows:

Sam Hillson	Book 731	Page 330
Helen Cimbollek	Book 731	Page 329
Russell M. Squire	Book 733	Page 115

such modification reading as follows: "The right to divide a certain lot or parcel of land situated northerly of Gilman Street in said Waterville and more particularly described in warranty deed from Waterville Land Company to Lucille S. Blake, dated July 21, 1916, and recorded in the Kennebec Registry of Deeds, Book 557, Page 526, into not more than four (4) lots, each to be sold subject to the restrictions contained in the aforesaid deed. Meaning and intending hereby to give the said Lucille S. Blake,

her grantees and her and their heirs, successors and assigns, the privilege of erecting on each of the lots (not more than four) a private dwelling house, private garage and their appurtenances under the same restrictions as found in the above mentioned deed.

Being the same premises conveyed to Ralph H. Cutting, by deed of M. Blanche Nadeau, dated May 14, 1959, and recorded in the Kennebec County Registry of Deeds, Book 1150, Page 474.

WITNESS my hand and seal this 4<sup>th</sup> day of September, 1993.

Nancy C. Coveney  
Nancy C. Coveney

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE SS

September 4, 1993



Then personally appeared the above named Nancy C. Coveney in her said capacity and acknowledged the foregoing instrument to be his free act and deed.

Marie T. Walsh  
Notary Public

MARIE T. WALSH  
Type or print name

RECEIVED KENNEBEC SS.

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ATTEST: Thomas R. Mann  
REGISTER OF DEEDS